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**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SAN FRANCISCO DIVISION**

In re
PG&E CORPORATION

and

PACIFIC GAS AND
ELECTRIC COMPANY,

Debtors.

Case Nos. 19-30088-DM (Lead Case), and
19-30089-DM

Chapter 11
(Jointly Administered)

**JOHNSON CONTROL, INC.'S
NOTICE OF PERFECTION, AND
MAINTENANCE AND
CONTINUATION OF PERFECTION
OF MECHANICS LIENS PURSUANT
TO 11 U.S.C. § 546(b)**

☒ Affect Both Debtors

1 Creditor JOHNSON CONTROLS, INC., (“Claimant”), by and through the undersigned
2 counsel, hereby files this notice of perfection, and maintenance and continuation of perfection of its
3 mechanics’ lien against PG&E Corporation and Pacific Gas and Electric Company (the “Debtors”)
4 pursuant to 11 U.S.C. §§ 362(b)(3) and 546(b) (“Notice”). In support of this Notice, Claimant
5 represents the following:

6 1. Claimant is a provider of security services and products. In the course of its business,
7 it installs security and other equipment.

8 2. Under the Master Services Agreement between Claimant and Debtors, dated, July 7,
9 2017, Claimant provided improvements in the form of security system installations on seventeen
10 projects.

11 3. The Debtors are either the owner or the leasehold tenants of the properties for which
12 Claimant provided services. Accordingly, Claimant claims a lien on the Debtors’ interest in the real
13 estate, whether it is the ownership interest or a leasehold interest.

14 4. Claimant has unpaid invoice amounts for which it is claiming mechanic’s liens
15 totaling \$265,658.92 for the work performed for the Debtors on the 17 projects.

16 5. Attached to this Notice is the Declaration of Tawnya Schmidt. Attached to the
17 Declaration is Exhibit A, which includes the following information for each of the 17 projects:

- 18 a. Location of work performed;
- 19 b. Amount due and owing;
- 20 c. Dates of final furnishing and lien filing;
- 21 d. Recordation number of lien filing; and
- 22 e. Description of Debtor’s interest in real estate.

23 6. Claimant duly served copies of the lien filings on the Debtors.

24 7. Claimant is the holder of the recorded and perfected liens on, and corresponding
25 secured claims secured by the above referenced real properties under California law.

26 8. Claimant files this Notice pursuant to 11 U.S.C. §§ 362(b)(3) and 546(b) to further
27 perfect, maintain and continue, to the extent necessary, its mechanics lien claims and interests in the
28 above referenced properties (detail in Exhibit A to Schmidt Declaration attached), and any

1 improvements thereto, and to provide notice of such lien interests, in lieu of filing an action to
2 enforce its mechanics lien claims under California law. Claimant intends to enforce its lien rights to
3 the fullest extent authorized under California law and title 11 of the United States Code.

4
5
6 Dated: May 23, 2019

STRADLING YOCCA CARLSON & RAUTH, P.C.

7
8 By: /s/ Paul R. Glassman
9 Paul R. Glassman
Fred Neufeld

10 Attorneys for Johnson Controls, Inc.
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Case Nos. 19-30088-DM (Lead Case), and
19-30089-DM

Chapter 11
(Jointly Administered)

DECLARATION OF TAWNYA SCHMIDT

☒ Affect Both Debtors

I, Tawnya Schmidt, declare:

1. I am a business manager at Johnson Controls, Inc. ("JCI")
2. One of my duties is to track JCI's accounts receivable from Pacific Gas & Electric ("PG&E").
3. While tracking the accounts receivable from PG&E, I have reviewed PG&E's unpaid invoices and the mechanics liens filed by JCI to secure payment of the invoices.
4. The unpaid invoices owed to JCI by PG&E were incurred under an agreement between JCI and PG&E called the Master Services Agreement.

5. JCI made the lien filings through a third-party vendor, NCS.

6. Attached to this declaration as **Exhibit A** is a list of the amounts outstanding on individual invoices, the amount due and owing on the invoices, dates when work was last performed and when liens were filed, recordation numbers assigned to the documents upon recording, and a description of the PG&E's interest in the real estate.

7. The unpaid amounts listed in the attached list were incurred on account of labor and materials to install security systems on property PG&E used.

8. I compiled the information in this list from a review of PG&E's unpaid invoices, discussions with JCI employees who performed or supervised the work, lien filings, and information NCS provided to JCI.

9. The total amount of JCI's claim against PG&E secured by mechanic's liens is \$265,658.92.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 23rd day of May, 2019 at 3:26 pm

Tawnya Schmidt
Tawnya Schmidt

EXHIBIT A

Work Location Address	Work Location City, State, Zip	Unpaid Invoice Amount	Final Furnshing Date	Date Lien Filed	County	Document No.	Property Interest
100 MAIN STREET	FORT BRAGG, CA 95437	\$ 20,241.14	12/6/18	2/27/19	Mendocino	2019-02213	PG&E Leasehold interest
100 MAIN STREET	FORT BRAGG, CA 95437	\$ 9,779.49	12/6/18	2/27/19	Mendocino	2019-02213	PG&E Leasehold interest
1020 DETROIT AVE	CONCORD, CA 94518-2401	\$ 28,210.62	12/4/18	2/25/19	Contra Costa	2019-0025271-00	Owned by PG&E
1020 DETROIT AVE	CONCORD, CA 94518-2401	\$ 19,764.27	12/4/18	2/25/19	Contra Costa	2019-0025271-00	Owned by PG&E
1020 DETROIT AVE	CONCORD, CA 94518-2401	\$ 9,765.52	12/4/18	2/25/19	Contra Costa	2019-0025271-00	Owned by PG&E
118 S 3RD ST	KING CITY, CA 93930-2994	\$ 28,174.07	11/17/18	2/25/19	Monterey	2019007239	PG&E Leasehold interest
118 S 3RD ST	KING CITY, CA 93930-2994	\$ 9,709.66	11/18/18	2/25/19	Monterey	2019007239	PG&E Leasehold interest
1410 MERKLEY AVE	WEST SACRAMENTO, CA 95691-3209	\$ 8,013.15	12/6/18	2/27/19	Yolo	2019-0003694-00	PG&E Leasehold interest
1410 MERKLEY AVE	WEST SACRAMENTO, CA 95691-3209	\$ 20,173.77	12/6/18	2/27/19	Yolo	2019-0003694-00	PG&E Leasehold interest
1410 MERKLEY AVE	WEST SACRAMENTO, CA 95691-3209	\$ 8,622.12	12/6/18	2/27/19	Yolo	2019-0003694-00	PG&E Leasehold interest
1745 2ND ST	SELMA, CA 93662-3625	\$ 6,961.56	1/23/19	2/27/19	Fresno	2019-0019834	Owned by PG&E
240 COALINGA PLZ	COALINGA, CA 93210-1702	\$ 6,948.25	12/21/18	2/27/19	Fresno	0019838	Owned by PG&E
530 S CHINA LAKE BLVD	RIDGECREST, CA 93555-5006	\$ 7,653.93	12/13/18	2/22/19	Kern	219022188	Owned by PG&E
863 CLAY ST	SAN FRANCISCO, CA 94108-1614	\$ 20,858.17	11/19/18	2/27/19	San Francisco	2019-K737673-00	PG&E Leasehold interest
863 CLAY ST	SAN FRANCISCO, CA 94108-1614	\$ 19,737.59	11/19/18	2/27/19	San Francisco	2019-K737673-00	PG&E Leasehold interest
994 4TH ST	SAN RAFAEL, CA 94901-3104	\$ 21,252.15	12/6/18	2/26/19	Marin	2019-0005525	PG&E Leasehold interest
994 4TH ST	SAN RAFAEL, CA 94901-3104	\$ 19,793.46	12/6/18	2/26/19	Marin	2019-0005525	PG&E Leasehold interest
TOTAL		\$ 265,658.92					

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
100 Wilshire Blvd., 4th Floor, Santa Monica, CA 90401.

A true and correct copy of the foregoing document JOHNSON CONTROL, INC.'S NOTICE OF PERFECTION, AND MAINTENANCE AND CONTINUATION OF PERFECTION OF MECHANICS LIENS PURSUANT TO 11 U.S.C. § 546(b) will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On May 23, 2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

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☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On May 23, 2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on May 23, 2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

May 23, 2019
Date

Christine Pesis
Printed Name

/s/ Christine Pesis
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.